



## Project Update

Borough Hall & Public Safety Infrastructure Advisory Committee  
February 27, 2023

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# Agenda

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- Construction & Procurement Update
- Schedule Update
- Budget Update
- Borough Hall Administration & Public Safety Operations During Construction

# Construction & Procurement Update

## Completed since October 2022

- ✓ Exterior Window Installation
- ✓ HVAC Interior Ductwork
- ✓ Plumbing Rough-In
- ✓ Electrical Rough-In
- ✓ Life Safety & AV Rough-In
- ✓ Sanitary Sewer Connection
- ✓ Elevator Equipment & Infrastructure Installation
- ✓ Lobby Floor Concrete Polishing
- ✓ HVAC Roof Top Unit 1 Delivery

## In Progress

- Exterior Finishes Systems (Stucco, Stone & Wood) Installation
- Interior Insulation & Drywall Installation
- Interior HVAC Equipment Installation
- Existing Ceilings Finish Preparation
- Interior Finishes Review & Installation

## Looking Ahead

- Exterior Door Delivery & Installation
- HVAC RTUs: Units 2 & 3 Delivery (April) and Units 1, 2 & 3 Installation (Spring 2023)
- Ceiling Framing, Installation & Painting
- Lighting & Plumbing Fixture Installation
- Interior Finishes Installation
- Life Safety Systems & AV Installation & Testing

# Exterior Window Installation - Completed



# Exterior Finishes Systems Installation – In Process



# Interior Insulation & Drywall – In Process



# Elevator Equipment & Infrastructure - Completed



# Schedule Update

## Construct Rear Addition: December 2020 – June 2023 / Summer 2023




Foundations – Above Grade Masonry – Steel Framing/Pour 2<sup>nd</sup> Floor – Frame & Sheath Exterior Walls – Roof – Fire Stairs Installation – Exterior Windows – **Exterior Finishes & Doors** – Rough-Ins – **Equipment Installation** – **Interior Fit Out** – Site Work – Systems / Testing – Move-In – Punch List

## Construct Front Addition: April 2021 – June 2023 / Summer 2023

Foundations – Above Grade Masonry/Elevator Shaft – Steel Framing/Pour 2nd Floor Deck – Frame & Sheath Exterior Walls – Roof – Entry Stairs Installation – Elevator Installation – Exterior Windows – **Exterior Finishes & Doors** – Rough-Ins – **Equipment Installation** – **Interior Fit Out** – Site Work – Systems / Testing – Move-In – Punch List

## Exterior Envelope/Interior Remodel: April 2021 – June 2023 / Summer 2023

Replace Roof – Asbestos Remediation – First & Second Floor Demo – Frame First Floor Walls – Frame Second Floor Walls Installation – Exterior Windows – **Exterior Finishes & Doors** – Rough-Ins – **Equipment Installation** – **Interior Fit Out** – Site Work – Systems / Testing – Move-In – Punch List

 Work Completed  
 **Work In Process**  
 Work To Be Completed



# Budget Update

## Project Budget through 1.31.23

Total Budget	Expenses	Encumbered	Balance
\$4,539,000	(\$3,044,000)	(\$229,000)	\$1,266,000

## Project Contingency

Contingency Initial	Contingency Projected	Key Changes (cumulative)
\$89,000	(\$107,000)	<ul style="list-style-type: none"> <li>- Steel, Stairs/Railings and <b>other Material Cost Increases</b></li> <li>- Additional work: steel; stair exit footing; storm &amp; roof drains; sanitary sewer installation; <b>additional Ballistic Panels for Police Dept</b></li> <li>- Unexpected asbestos abatement and excavation issues</li> <li>- COVID-related HVAC upgrades</li> <li>- 420 Boulevard lease extension</li> <li>+ Roofing cost savings</li> <li>+ Sunshade design change</li> <li>+ Federal funding for HVAC upgrades</li> <li>+ Demo equipment savings</li> <li>+ Stud Wall savings</li> </ul>

# Schedule & Budget Update (continued)

- The construction team meets twice a month to review staffing, schedule, and material pricing – with a focus on minimizing cost and delivering quality work
- Supply chain issues, materials cost increases, and a tight skilled labor market are challenges that the team continues working to manage
- Current budget projections remain close to the original budget; budget projections are updated monthly
- Public presentations are scheduled approximately every 3-4 months, with the next public update targeted for May/June 2023

# Borough Hall Administration & Public Safety Operations During Construction

## Borough Hall Administration

Borough Administration has relocated to 420 Boulevard for the duration of the project

## Public Meetings

- Borough Council and Planning Board has returned to in-person meetings at Mountain Lakes High School
- Zoning Board is continuing to meet virtually

## Mountain Lakes Police Department

The Police Department has relocated to 420 Boulevard and to a trailer facility at 400 Boulevard

## ML Volunteer Fire Department

The Fire Department will remain at 400 Boulevard for the foreseeable future

**Thank You**